Collection Place
96 Boundary Road
London, NW8



3029 SQ. FT.

4 Bedrooms

3 Bathrooms

An exceptional four bedroom, three bathroom house, extending to approximately 3,029 sq ft and arranged over four floors within the highly sought-after Collection Place development in St John's Wood.

Offering an impressive combination of space, privacy and security, the property provides generously proportioned accommodation throughout, with a substantial double reception room, large eat-in kitchen and dining area, four bedrooms and three bathrooms. Further features include air conditioning, excellent storage, a private terrace and a secure private garage with parking for two cars.

Set within a discreet and secluded development on Boundary Road, Collection Place occupies the former site of The Saatchi Gallery and provides a secure and private environment, complemented by daytime concierge and CCTV throughout the development.

Asking Price £2,600,000

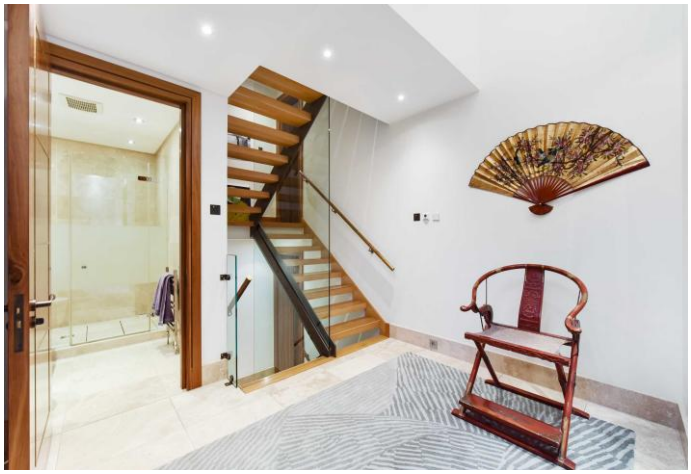
Leasehold 979 years remaining approx. plus Share of Freehold





























- Service Charge £16,500 per annum
- Council Tax Band H
- 4 Bedrooms
- 3 Bathrooms
- Air Conditioning
- Garage parking for 2 cars
- Daytime concierge
- Private Terrace







Collection Place, NW8



Approx. Total Internal Area **3029 Sq Ft - 281.40 Sq M**

(Including Garage)

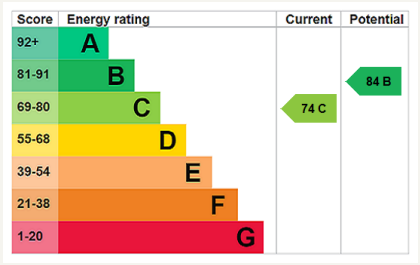
Approx. Gross Internal Area Of Garage **431 Sq Ft - 40.04 Sq M**

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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IMPORTANT:
We would inform prospective purchasers that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.